



GRASSROOTS
REALTY GROUP

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144 Reunion Close NW
Airdrie, Alberta

MLS # A2286456



\$672,500

Division:	Reunion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Stove, OTR Microwave, Fridge, Dishwasher, Washer & Dryer		

**** OPEN HOUSE - Saturday March 28 & Sunday March 29 2:00 -4:30 pm! **** Welcome to 144 Reunion Close NW, Rarely on the market you find a home in this shape. COME TO MY OPEN HOUSE THIS WEEKEND Saturday and Sunday Feb 21st and Feb 22nd 1-4 pm. This is a beautifully maintained bungalow offering 1,275 sqft above grade plus a fully developed 1,016 sqft basement level, in the heart of Reunion. Step inside to a welcoming foyer with a convenient closet for outerwear and direct access to the double attached garage, making winter mornings effortless. The open-concept main floor is bright and inviting, featuring a cozy gas fireplace in the living room, a cozy dining area, and sliding patio doors that lead to the expansive covered deck overlooking a beautifully landscaped backyard with raised garden beds and mature trees. The kitchen is both stylish and functional, complete with a granite island with breakfast bar seating, stainless steel appliances, a large corner pantry, and tile flooring. The main level features One bedroom and a den or guest bedroom, including a generous primary suite with a walk-in closet and private 3piece en-suite, along with main floor laundry and a 2piece guest bathroom. The fully developed basement adds exceptional living space with a large family room finished with a second fireplace, two additional good-sized bedrooms, a full 4piece bathroom, and an office plus plenty of storage. Additional features include, great neighbors, comfort, privacy, and outstanding value in a family-friendly community. This is a must-see property! Don't miss out and come view today!